

# Portage Dells Plat 1 — Update & Next Steps (Public Hearing Oct 6)

Date Wed 10/1/2025 8:14 AM

To Dustin Moma <d.moma@villageofpinckney.org>; DPWMike <dpwmike@villageofpinckney.org>

Cc LFortin <LFortin@manniksmithgroup.com>

1 attachment (918 KB)
Portage Dells Plat 1.pdf;

# Good morning,

I'm pleased to share that Josh Moran is moving forward with updating the Portage Dells Plat 1 and will be working with Boss Engineering to complete the revisions. He understands the easement is a **Village easement located on his property**. We also reviewed the drainage that runs past his property, and if he installs a new driveway, he will be required to work with the Village to meet all requirements, including the installation of a culvert.

I'd like to keep the Planning Commission public hearing on the calendar for **Monday, October 6, 2025**. With the Commission's support, I'm requesting a **preliminary OK** to forward the matter to Village Council for consideration on **Monday, October 27, 2025**. Council will, of course, have the final say. Please also note there will be a second public hearing at the Council meeting on October 27.

If there are any issues or concerns with this plan, please let me know as soon as possible so we can address them promptly.

Thank you all for your continued support and guidance on this land split.

# **Action items**

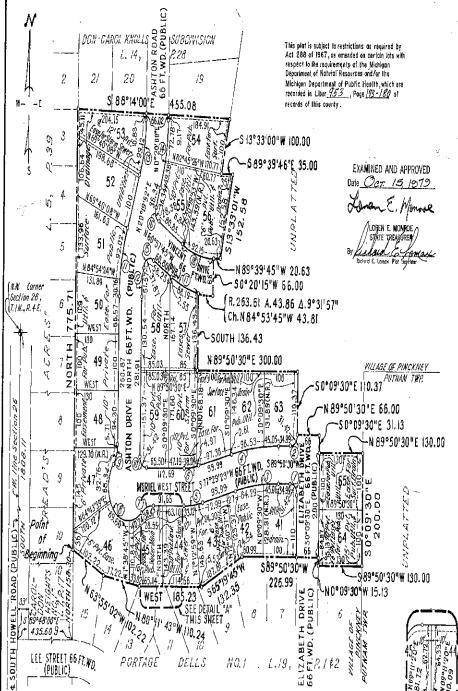
- Mike: Please forward any relevant materials to Lucie.
- Lucie: Would you be able to attend the October 6 Planning Commission meeting?

Best regards,

Jeff Buerman
Village President / Village Manager / Zoning Adm
Village of Pinckney
president@villageofpinckney.org
Cell 810-263-3449
Work 734-878-6206

PORTAGE DELLS NO. 2
A SUBDIVISION OF PART OF THE N.W. 1/4 OF SECTION 26, T.IN., R.4 E., VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

SCALE: ~ ONE INCH = 100 FEET



ĈUF	CURVE DATA									
No.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD					
I	20	90°	31,42	S 45° 09'30'E	28.28					
2	20	900	3/.42	S 44° 50' 30"W	28.28					
3	600	/2°2/'07"	/29,35	S 83°39'57"W	129.10					
4	666	/2°2/'07"	143.58	S. 83° 39' 57" W	/43.30					
5	263	/2°30'37"	57.42	S 83° 44' 42" W	57.3/					
6	/97	12°30'37"	43.0/	S 83° 44′ 42° W	42.93					
7	55	40°04'24*	38,47	S 69°57' 48"W	37.69					
8	60	170°08'49"	178.18	N 45° 00' 00" W	//9.56					
9	55	40*04'26"	38.47	N 20' 02' /3"E	37.69					

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NO.		CENTRAL ANGLE	ARC	CHORD BEARING	
Ю	20	90°	31.42	N 45° 00' 00"W	28,28
//	346	20° 19' 52"	122.78	N 10 º 09'56' E	/22./3
12	280	10°33′11°	5/.57	NO5º 16' 36' E	5/-50
13	284	·19°59'52"	99./2	N 10° 19' 56" É	98,62
14	350	19°59'52"	122,16	N 10° 19' 56' E	/2/,54
15	20	108°29'05"	37.87	S 64° 47' 43" W	32.46
16	. 20	81017137"	28.38	N 20° 18' 56" W	26.06
17	263.6/	/9°/0'03*	88.19	N 70° 32'47" W	87.78
18	/97.6/	28°42'00"	98.99	N75°18'45' W	97.96

SHEET I 0F 2 SHEETS

### PLAT | FGEND

All dimensions are shown in feet.

All curvilinear dimensions are shown along the arc.

All bearings are shown in relation to the adjacent Assessor's Plat of "Carol-Don Heights No. 1" subdivision as recorded in Liber 7, Page 17, of Plats, Livingston County Records, Livingston County,

The symbol "o" indicates a concrete

- All lot markers are 1/2" iron bars and are 18" long,
- (H.R.) denotes non-radial.



VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, Francis A. Papke, Surveyor, certify:

That I have surveyed, divided and mapped the land shown on this Plat, described as follows:

PORTAGE DELLS NO. 2, a subdivision of part of the N.M. 1/4 of Sec. 26, T.IN., R.4E. Yillage of Pickoney, Livingston Co., Michigan, described as beginning at a point distant South 1808. Il feet along the K. Time of Sec. 26, also being the casterine of South Howell Road and S 89 48 00 E 435.60 feet along the mortherly line of Lee Street (66 ft. wd.) as recorded in Portage Dell's No. I recorded in Liber 19, Pages 1 and 2, Livingston County Records and Michigan Bell's All Pages 1 and 2, Livingston County Records, and Morth 158.30 feet along the westerly line of said Portage Delis No. 1 as recorded in Liber 19, Pages 1 and 2, Livingston County Records, from the N.W. corner of Section 25, T.N., R.4E., Yillage of Pinckov, Livingstan County, Michigan; thence North 775.71 feet along the easterly line of "Reads Acres" as recorded in Liber 5, Page 39, Livingstan County Records; thence S 88° 14' 20" E 455.08 feet along the southerly line of Don-Caroll Knolls Subdivision, as recorded in Liber 14, Page 28, Livingston County Records; thence S 13° 33' 00" H 100.00 feet; thence S 89° 39' 46" E 35.00 feet; thence S 13° 33' 01" K 182.68 feet; thence N 89° 39' 46" M 20.63 feet; thence S 0° 20' 15" H 66.00 feet; thence along a non-tangent curve of radius 263.61 feet for an arc distance of 43.65 feet thence along a non-tangent curve of radius 263.61 feet for an arc distance of \$3.86 feet through a central angle of 9° 31' 57" with a chord bearing of N 84° 53' 95" N 43.86 feet thence South 136.43 feet; thence N 89° 50' 30" E 300.00 feet; thence S 0° 09' 30" E 31.13 feet; thence N 89° 50' 30" E 30.00 feet; thence S 0° 09' 30" E 31.13 feet; thence N 89° 50' 30" E 30.00 feet; thence S 0° 09' 30" E 200.00, feet thence along the northerly line of Portage Delis No. 1 as recorded in Liber 19, Pages 1 and 2, 5.89° 50' 30" N 130.00 feet and N 0° 09' 30" N 15.13 feet and S 89° 50' 30" N 226.99 feet and S 65° 19' 45" N 132.35 feet and Nest 186.23 feet and N 80° 11' 43" N 10.24 feet and N 63° 55' 02" N 102.22 feet to the point of beginning and containing 10.693 acres of land, more or less, and comprising Lots 41 to 65, both inclusive.

That I have made such survey, land-division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have not been located in the ground and that surely has been deposited with the municipality, as required by Section 125 of the Act.

That the accuracy of the survey is within the limits required by Section 125 of the Act.

That the bearings shown on the plat are expressed as required by Section 125 (3) of the Act and as explained in the legend

FRANCIS

A. PAPKE LAND SURVEYOR MO, 9575 Date *APRIL 17,1979* 

DETAIL "A

Orchard, Papke, Hiltz & McCliment, Inc. 34935 Schoolcraft Road Livonia, Michigan 48150

Vashe-Vice-President Registered Land Surveyor #9675

ORCHARD, PAPKE, HILTZ & McCLIMENT, INC. CONSULTING ENGINEERS

34935 SCHOOLCRAFT ROAD + 1 IVONIA, MICHIGAN 48150.

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A SUBDIVISION OF PART OF THE N.W. 1/4 OF SECTION 26, T.IN., R.4 E. VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

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SHEET 2

SHEETS

# PROPRIETOR'S CERTIFICATE

We, as proprietors, certify that we caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets shown on the plat are dedicated to the use of the public; that the public utility easements are private easements, and that all other easements are for the uses shown on the

Witnesses:

J Jour Geraldine J. Loweian

Barbara J. Tlerner

Sall R. Rose 27908 Orchard Lake Road >Farmington Hills, Michigan 48024

Miriam Rose 27908 Orchard Lake Road Farmington Hills, Michigan 48024

ACKNOWLEDGEMENT

State of Michigan) SS. County)

Personally came before me this \$\int 2 \text{day of Cipcil}\$, 19 ff, the above named Saul H. Rose, a married man, and Miriam Rose, his wife, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed,

Notary Public Lacoldie T. Lewson Geraldine T. Lovman County, Michigan

My Commission Expires: May 2, 1981

PROPRIETOR'S CERTIFICATE - CORPORATION

Great Lakes Federal Savings and Loan Association, aUnited States Corporation duly organized and existing under the laws of the State of Michigan by Harry L. Yance, Senior Vice-President and Kenneth E. Haist, Vice-President, as proprietor, has caused the lands to be surveyed, divided, and dedicated as represented on this plat, and that the streets shown on the plat are dedicated to the use of the public, that the public utility easements are private easements, and that all other easements are for the uses shown on the plat.

Witnesses. Patrick Harrison

R. Patrick Harrison

Joyce a. Barner A Barnes Patrick Harrison Patrick Harrison

a. Barnes Joyce A. Barnes

GREAT LAKES FEDERAL SAVINGS AND LOAN ASSOCIATION a United States Corporation 401 East Liberty Ann Arbor, Michigan

aut Harry L. Mance, Senior Vice-President

ACKNOWLEDGEMENT

State of Michigan) SS. County

Personnaly came before me this \$35 day of Carcl ; 1979 , Harry L. Vance, Senior Vice-President and Kenneth E. Haist, Vice-President, of the above named Corporation, to me known to be the persons who executed the foregoing Instrument and to me known to be such Senior Vice-President and Vice-President of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation,

Hotary Public *Gargei & Danier* Joyce A. Barnes *Washtinam* County, Michigan

My Commission Expires: December 20, 1980

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding  $\underline{Aper.~3.../974}$  involving the lands included in this plat.

Accepted & Breed Dorothea J. Grapp, County Treasurer Livingston County, Michigan

COUNTY DRAIN CONNISSIONER'S CERTIFICATE

Approved on *APRIL 90, 1929* as complying with Section 192 of Act 288, P.A. 1957 and the applicable to less any regulations published by my office in the County of Livingston.

Frichard A. Rudnicki

Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Village Council, of the Willage of Pinckney, at a meeting held <code>Cuguct()</code>, 1979, and was reviewed and found to be in compliance with Act 280, P.A. 1967 and that the tringston County Heidii Department approved the Preliminary Plot on 18.126. June 28 1978 and that surerly has been deposited for the placement of manuments and lat corners for the period of 6 months.

> Elizabeth Colone Pinckney Village Clerk

"CERTIFICATE OF HEALTH DEPARTMENT FIRAL APPROVAL"

I hereby certify that this plat was reviewed for final approval and found to be in corpliance with County Health Department regulations and Act 288 of P.A. 1967 on August 20, 1979 and approved. Naust S. Alexan Robert K. Scranton,

Director, Livingston County Health Department

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Livingston County Plat Board on County 30th 1979 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the Plat Board's applicable Rules and Regulations.

Joseph H. Ellis, Chairman Livingston County Clerk

Towards & Secur Varother J. Green, County Treasurer

Mancy Laurland Register of Deeds

RECORDING CERTIFICATE

State of Michigan

County of Livingston)

This plat was received for recording on the 1/6 day of 0.5 A.D., 19 7/7, at 1.5/6 P.M. and is recorded in Liber 1.5/6 of Plats, on Pages 1.5/6 P.M. and is recorded in Liber 1.5/6

